

IN RE: PETITIONS FOR SPECIAL HEARING	*	BEFORE THE
AND VARIANCE – NW/Corner		
Bradshaw Road and Wolbert Way	*	ZONING COMMISSIONER
(8336 Bradshaw Road)		
11 <sup>th</sup> Election District	*	OF BALTIMORE COUNTY
4 <sup>th</sup> Council District		
	*	Case No. 02-415-SPHA
Arthur F. Frey and Lawrence H. Rafferty	*	
Petitioners		

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of Petitions for Special Hearing and Variance filed by the owners of the subject property, Arthur F. Frey and Lawrence H. Rafferty. The Petitioners request a special hearing to approve an amendment to the previously approved site plan and nonconforming use of two dwellings on the subject property in Case No. 94-502-SPH and to permit the proposed expansion of the dwelling known as 8336 Bradshaw Road. In addition to the special hearing relief, the Petitioners request a variance from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 27 feet in lieu of the required 50 feet for a proposed addition. The subject property and requested relief are more particularly described on the site plan submitted which was accepted into evidence and marked as Petitioner's Exhibit 1.

Appearing at the requisite public hearing in support of the request were Arthur F. Frey and Lawrence H. Rafferty, property owners. There were no Protestants or other interested persons present.

Testimony and evidence offered revealed that the subject property is a triangular shaped parcel located on the northwest corner of Bradshaw Road and Wolbert Way, not far from Philadelphia Road in Kingsville. The property contains a gross area of 0.873 acres, more or less, zoned R.C.5 and is improved with two single family dwellings. The Petitioners reside in the 1½-story dwelling known as 8336 Bradshaw Road, which is located towards the interior of the

ORDER RECEIVED FOR FILING

Date 6/13/12  
By [Signature]

property and features a detached garage. Immediately adjacent to the intersection is a 1-story dwelling, known as 8338 Bradshaw Road, which was granted nonconforming status pursuant to the relief granted by Deputy Zoning Commissioner Timothy M. Kotroco on July 29, 1994 in prior zoning Case No. 94-502-SPH. At that time, the property was owned by Robert L. Knight; however, was subsequently conveyed to the Petitioners and both dwellings continue to be used residentially.

The subject of the instant request relates to a proposed addition to the dwelling known as 8336 Bradshaw Road. The proposed addition will be 16' x 24' in dimension and connected to the dwelling by way of a covered breezeway. Testimony indicated that Mr. Rafferty is in poor health and that additional first floor living space with wheelchair accessibility is necessary to accommodate him. Due to the layout of the existing dwelling and its location on the property, the requested variance relief is necessary in order to proceed with the proposed improvements.

The site plan shows that the proposed addition will be less than 25% of the total square footage of the two dwellings. This 25% limitation is a requirement set out in Section 104 of the B.C.Z.R. and relates to the expansion of a nonconforming use. In essence, it prohibits the expansion of a nonconforming structure by more than 25% of that building's total square footage. In this case, the nonconforming building is not being expanded and it is questionable whether that Section is applicable here. However, even if applicable, the addition meets the requirement.

Based upon the testimony and evidence presented, I am persuaded that relief should be granted. The Petitioners have submitted sufficient proof to establish that the property is unique and that a practical difficulty would result if relief were denied. Moreover, there will be no adverse impact to adjacent properties. In this regard, there were no Protestants present and the proposal enjoys the support of the Office of Planning, as evidenced by their favorable Zoning Advisory Committee (ZAC) comment.

Pursuant to the advertisement, posting of the property and public hearing on these Petitions held, and for the reasons set forth above, the relief requested shall be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 13th day of June, 2002 that the Petition for Special Hearing to approve an amendment to the previously approved site plan and nonconforming use granted in Case No. 94-502-SPH to permit the proposed expansion of the dwelling known as 8336 Bradshaw Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance seeking relief from Section 1A04.3.B.2 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side property line setback of 27 feet in lieu of the required 50 feet for a proposed addition to the dwelling known as 8336 Bradshaw Road, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.

LES:bjs

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 6/13/02  
By LES



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 13, 2002

Mr. Arthur F. Frey  
Mr. Lawrence H. Rafferty  
8336 Bradshaw Road  
Kingsville, Maryland 21087

RE: PETITIONS FOR SPECIAL HEARING and VARIANCE  
NW/Corner Bradshaw Road and Wolbert Way  
(8336 Bradshaw Road)  
11th Election District – 4th Council District  
Arthur F. Frey and Lawrence H. Rafferty - Petitioners  
Case No. 02-415-SPHA

Dear Messrs. Frey & Rafferty:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Hearing and Variance have been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Department of Permits and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)





# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at 8336 Bradshaw Road  
which is presently zoned R-C5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve AN AMENDMENT TO ZONING

CASE # 94-502-SPH TO APPROVE A NONCONFORMING USE  
(2 DWELLINGS ON A LOT) EXPANSION FOR 8336 BRADSHAW ROAD

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Special Hearing, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

## Legal Owner(s):

Name - Type or Print

Name - Type or Print

Signature

Signature

Address

Telephone No.

Name - Type or Print

City

State

Zip Code

Signature

8336 Bradshaw Road 410  
Address Telephone No.

Lingsville Md 21087  
City State Zip Code

## Attorney For Petitioner:

## Representative to be Contacted:

Name - Type or Print

Name

Signature

Address

Telephone No.

City

State

Zip Code

## OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JK Date 3/26/02

ORDER RECEIVED FOR FILING

Date 6/13/02  
By [Signature]

Case No. 02 415 SPHA

2009/15/98



# Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 8336 Bradshaw Road  
which is presently zoned R-C5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1A04.3.B.2 TO PERMIT A

DWELLING ADDITION SET BACK TO PROPERTY LINE OF 27 F.T. IN LIEU OF 50 FT.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

See attached ~

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

**Attorney For Petitioner:**

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Case No. 02 415 SPHA

**Legal Owner(s):**

Name - Type or Print

Signature

Name - Type or Print

Signature

Address

City

State

Zip Code

**Representative to be Contacted:**

Name

Address

City

State

Zip Code

**OFFICE USE ONLY**

ESTIMATED LENGTH OF HEARING 1/2 HR

UNAVAILABLE FOR HEARING

Reviewed By JL Date 3/26/02

ORDER RECEIVED FOR FILING

Date

By

9/15/98

A15

ATTACHMENT

March 26, 2002

\*Due to the health problems of Lawrence Rafferty (co-owner) an addition to the 1st. Floor living area is required. The bedrooms are presently located on the 2nd Floor, so due to his health conditions we would have to expand on the 1st level to have access to a 1st. Floor bathroom and therapy. In order to house existing furniture and add a bedroom we require the space of a 16' x 24' addition. We can supply health records from Dr. Bruce Rosenberg 410-296-6665. — please take this in consideration, \* also physical location of room is limited by practical, geographical, and cosmetic considerations

Thank you, Arthur F. Frey  
Arthur F. Frey

ZONING DESCRIPTION

415

ZONING DESCRIPTION for #8336 (INCLUDES #8338)

11th Election District, 5th Councilmanic District;

N.W. CORNER OF BRADSHAW RD. AND WOLBERT WAY

Beginning at a point on the East side of Bradshaw Road, said point of beginning being Northwest of the centerline intersection of Bradshaw Road and Wolbert Way; said property binding on the centerlines of both Bradshaw Road and Wolbert Way and being in the Northwest quadrant of said intersection.

Said property recorded in Liber 8442, Folio 543, metes and bounds description found in deed

Liber 573, Folio 274 with the following courses and distances, viz:

1) S 35 30' W 19', 2) S 48 15' E 224'  
3) N 05 10' E 377', 4) N 86 00' W 165'  
5) N 86 00' W 20', and 6) S 35 30' W 263'.

BEING 0.873 AC ±

THENCE SOUTH WEST ~~222~~ 222.40' ALONG BRADSHAW RD, THEN NORTH EAST 282.00 FT, THEN SOUTH EAST 36.5 FT, THEN SOUTH WEST 375.44 FT. BACK TO THE POINT OF BEGINNING.

0.873 AC. ±

OFF 3/26/02



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. **10187**

DATE 3/26/02 ACCOUNT 01 006 6150

AMOUNT \$ 100.00

RECEIVED FROM: FCA

FOR: Res SPHA

DISTRIBUTION  
WHITE - CASHIER      PINK - AGENCY      YELLOW - CUSTOMER

PAID RECEIPT

BUSINESS ACTION TIME

3/27/2002 3/26/2002 15:11:24

851 9503 MAIL JEN JEE INMAER 2

RECEIPT # 236989 3/26/2002 OPEN

NOTE 5 528 ZIMING VERIFICATION

CR NO. 010187

Receipt Tot \$100.00

100.00 OK

Baltimore County, Maryland

CASHIER'S VALIDATION

# NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #02-415-SPHA

8336 Bradshaw Road

NW/corner of Bradshaw Road & Wolbert Way

11th Election District - 4th Councilmanic District

Legal Owner(s): Arthur F. Frey & Lawrence H. Rafferty

Variance: to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. **Special**

Hearing: to approve an amendment to zoning case #94-502-SPH; to approve a nonconforming use (2 dwellings on a lot) expansion for 8336 Bradshaw Road.

Hearing: Tuesday, May 28, 2002 at 11:00 a.m. in Room

106, Baltimore County Office Building, 111 W. Chesapeake Avenue.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4306.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

JT5/G81 May 14

C538399

## CERTIFICATE OF PUBLICATION

5/16/ 2002

THIS IS TO CERTIFY, that the annexed advertisement was published in the following weekly newspaper published in Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 5/14/ 2002.

- ☒ The Jeffersonian
- ☐ Arbutus Times
- ☐ Catonsville Times
- ☐ Towson Times
- ☐ Owings Mills Times
- ☐ NE Booster/Reporter
- ☐ North County News

*J. Wilkins*

LEGAL ADVERTISING

# CERTIFICATE OF POSTING

RE: Case No.: 02-415 SPHA

Petitioner/Developer: \_\_\_\_\_

ARTHUR F. FREY &  
LAWRENCE H. RAFFERTY

Date of Hearing/Closing: 5/28/02

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: MR. GEORGE SANNER  
~~Mr. Gerardo Stephens~~

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

8336 BRADSHAW RD.

The sign(s) were posted on 5/13/02  
(Month, Day, Year)

Sincerely,

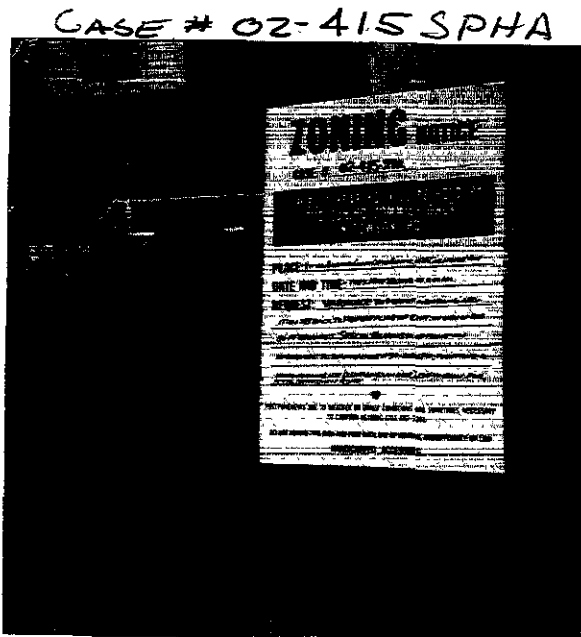
*Richard E. Hoffman* 5/13/02  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)



8336 BRADSHAW RD.

POSTED 5/13/02

*Richard E. Hoffman* 5/13/02

DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

---

For Newspaper Advertising:

Item Number or Case Number: 02-415-SPHA  
Petitioner Frey, Rafferty  
Address or Location: 8336 Bradshaw Road

PLEASE FORWARD ADVERTISING BILL TO

Name: ARTHUR FREY  
Address: 8336 Bradshaw Rd  
Kingsville Md 21087  
Telephone Number: 410-679-5577

Revised 2/20/98 - SCJ

TO: PATUXENT PUBLISHING COMPANY  
Tuesday, May 14, 2002 Issue – Jeffersonian

Please forward billing to:  
Arthur Frey  
8336 Bradshaw Road  
Kingsville MD 21087

410 679-5577

---

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-415-SPHA  
8336 Bradshaw Road  
NW/corner of Bradshaw Road & Wolbert Way  
11<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Arthur F Frey & Lawrence H Rafferty

Variance to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. Special Hearing to approve an amendment to zoning case # 94-502-SPH; to approve a nonconforming use (2 dwellings on a lot) expansion for 8336 Bradshaw Road.

HEARING: Tuesday, May 28, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT G D Z  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING. CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County  
Department of Permits and  
Development Management

Director's Office  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
410-887-3353  
Fax: 410-887-5708

April 24, 2002

## NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 02-415-SPHA  
8336 Bradshaw Road  
NW/corner of Bradshaw Road & Wolbert Way  
11<sup>th</sup> Election District – 4<sup>th</sup> Councilmanic District  
Legal Owner: Arthur F Frey & Lawrence H Rafferty

Variance to permit a dwelling addition setback to property line of 27 feet in lieu of the 50 feet required. Special Hearing to approve an amendment to zoning case # 94-502-SPH; to approve a nonconforming use (2 dwellings on a lot) expansion for 8336 Bradshaw Road.

HEARING: Tuesday, May 28, 2002 at 11:00 a.m. in Room 106, Baltimore County Office Building, 111 W Chesapeake Avenue

A handwritten signature in cursive script, appearing to read "Arnold Jablon".

Arnold Jablon G.D.Z.  
Director

C: Arthur F Frey & Lawrence H Rafferty, 8336 Bradshaw Road, Kingsville 21098

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY MONDAY, MAY 13, 2002.**
- (2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386
- (3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

May 24, 2002

Mr. Arthur F. Frey & Lawrence H. Rafferty  
8336 Bradshaw Road  
Kingsville, MD 21087

Gentlemen:

RE: Case Number: 02-415-SPHA, 8336 Bradshaw Road

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM) on 3/26/02.

The Zoning Advisory Committee (ZAC), which consists of representatives from several approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in cursive script that reads "W. Carl Richards, Jr.".

W. Carl Richards, Jr.  
Supervisor, Zoning Review

WCR:

Enclosures

c: People's Counsel

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



**BALTIMORE COUNTY, MARYLAND**

**INTEROFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits & Development  
Management

**DATE:** May 1, 2002

**FROM:** *Rob* Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

**SUBJECT:** Zoning Advisory Committee Meeting  
For April 8, 2002  
Item Nos. 401, 402, 404, 405, 406,  
407, 408, 409, 410, 411, 413, 414,  
(415) 416, 417, 418, 419, 420, 421,  
422, 423 and 425

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:CEN:cab

cc: File





Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4880

Department of Permits and  
Development Management (PDM)  
County Office Building, Room 111  
Mail Stop #1105  
111 West Chesapeake Avenue  
Towson, Maryland 21204

April 12, 2002

ATTENTION: George Zahner

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF April 8, 2002

Item No.: See Below

Dear Mr. Zahner:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:  
401, 402, 404-~~417~~, 419-425

415

REVIEWER: LIEUTENANT JIM MEZICK, Fire Marshal's Office  
PHONE 887-4881, MS-1102F

cc: File  
COUNTY REVIEW GROUP MEETING{PRIVATE }

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

DATE: May 1, 2002

TO: Arnold Jablon

FROM: R. Bruce Seeley *RBS/TGT*

DATE: May 1, 2002

SUBJECT: Zoning Item 415  
Address 8336 Bradshaw Road

Zoning Advisory Committee Meeting of 4/08/02

**GROUND WATER MANAGEMENT**

An evaluation of the septic system may be required prior to permit approval.

Reviewer: Sue Farinetti

Date: 5/01/02

40  
5/28

# BALTIMORE COUNTY, MARYLAND

## INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Department of Permits and  
Development Management

**DATE:** April 17, 2002

**FROM:** Arnold F. 'Pat' Keller, III  
Director, Office of Planning

APR 17 2002

**SUBJECT:** 8336 Bradshaw Road

**INFORMATION:**

**Item Number:** 02-415

**Petitioner:** Arthur F. Frey


**Zoning:** RC 5

**Requested Action:** Variance

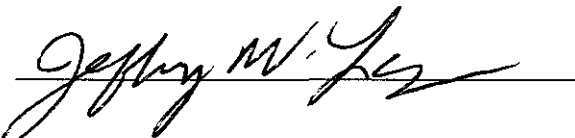
**SUMMARY OF RECOMMENDATIONS:**

The Office of Planning supports the petitioner's request to allow an addition with a side yard setback of 27 feet in lieu of the minimum required 50 feet

Prepared by:



Section Chief:



AFK/LL:MAC



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor

John D. Porcari  
Secretary

Parker F. Williams  
Administrator

Date: 4.12.02

Mr. George Zahner  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 415

52

Dear Mr. Zahner:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Kenneth A. McDonald Jr., Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

RE: PETITION FOR SPECIAL HEARING  
PETITION FOR VARIANCE  
8336 Bradshaw Road, NW cor Bradshaw Rd  
and Wolbert Way  
11th Election District, 4th Councilmanic

Legal Owner: Arthur F. Frey and  
Lawrence H. Rafferty  
Petitioner(s)


\* BEFORE THE  
\* ZONING COMMISSIONER  
\* FOR  
\* BALTIMORE COUNTY  
\* Case No. 02-415-SPHA

\* \* \* \* \*

**ENTRY OF APPEARANCE**

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order. **All parties should copy People's Counsel on all correspondence sent/ documentation filed in the case.**

  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Old Courthouse, Room 47  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 17<sup>th</sup> day of April, 2002 a copy of the foregoing Entry of Appearance was mailed to Arthur F. Frey and Lawrence H. Rafferty, 8336 Bradshaw Road, Kingsville, MD 21087, Petitioners.

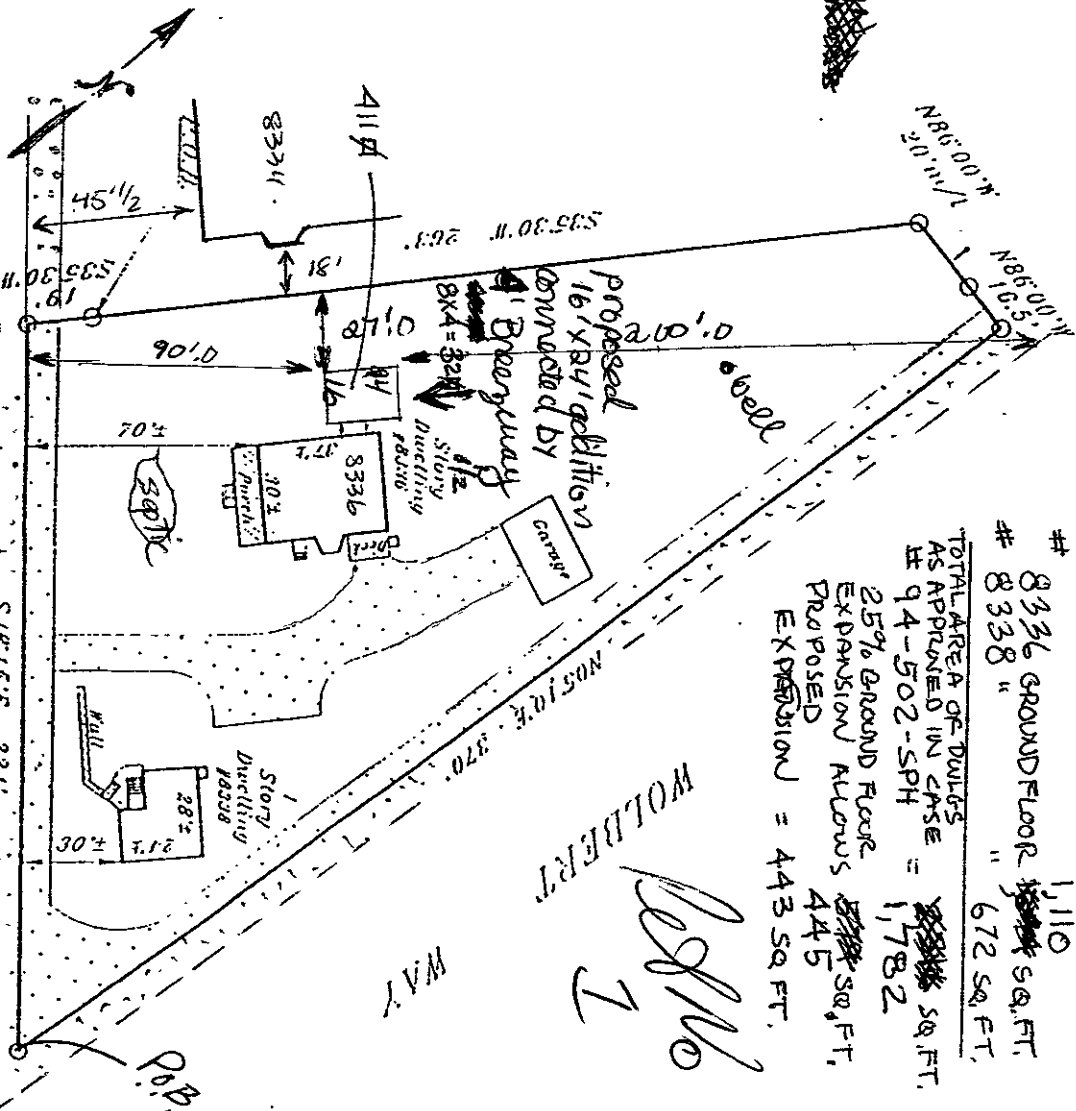
  
PETER MAX ZIMMERMAN

## PROPERTY ADDRESS

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PLAT BOOK # \_\_\_\_\_ FOLIO # \_\_\_\_\_ LOT # \_\_\_\_\_ SECTION # \_\_\_\_\_

OWNER ARTHUR FREY, LAWRENCE RAFFERTY



# 8336 GROUND FLOOR, ~~1,110~~ 1,110 SQ. FT.  
# 8338 " " 672 SQ. FT.

---

TOTAL AREA OF DWGS  
AS APPROVED IN CASE # 94-502-SPH = ~~1,782~~ 1,782 SQ. FT.

25% GROUND FLOOR  
EXPANSION ALLOWED ~~443~~ 445 SQ. FT.  
PROPOSED = 443 SQ. FT.

WOLBERT  
J. M.  
7

**NORTH**

PREPARED BY A.E.F. 3/26/02

SCALE OF DRAWING: 1" = 60'

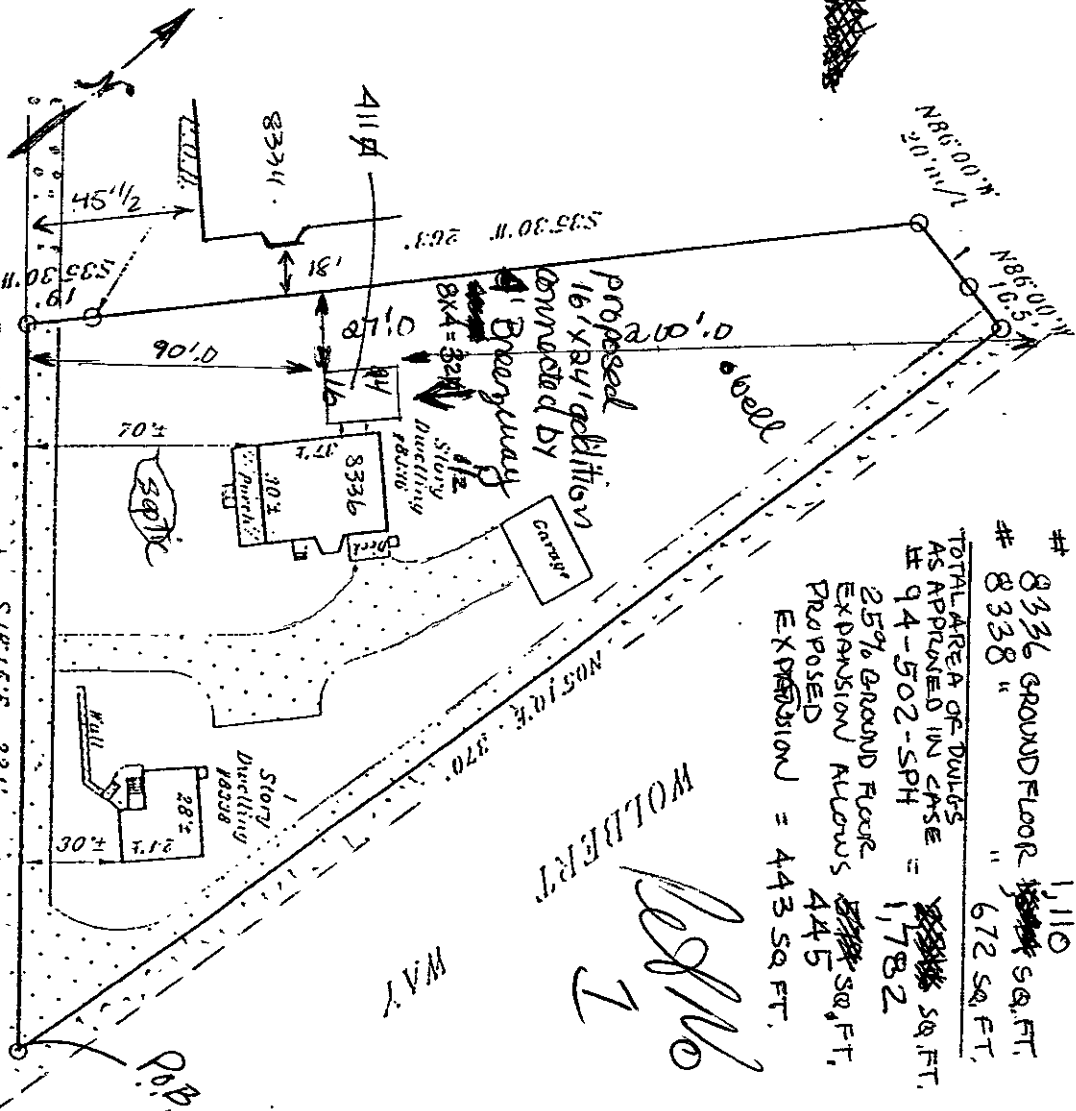
BRADSHAW ROAD 6336

## PROPERTY ADDRESS

SEE PAGES 5 & 6 OF THE CHECKLIST FOR ADDITIONAL REQUIRED INFORMATION

PLAT BOOK # \_\_\_\_\_ FOLIO # \_\_\_\_\_ LOT # \_\_\_\_\_ SECTION # \_\_\_\_\_

OWNER ARTHUR FREY, LAWRENCE RAFFERTY



# 8336 GROUND FLOOR, ~~1,110~~ 1,110 SQ. FT.  
# 8338 " " 672 SQ. FT.

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TOTAL AREA OF DWGS  
AS APPROVED IN CASE # 94-502-SPH = ~~1,782~~ 1,782 SQ. FT.

25% GROUND FLOOR  
EXPANSION ALLOWED ~~443~~ 445 SQ. FT.  
PROPOSED = 443 SQ. FT.

WOLBERT  
J. M.  
7

**NORTH**

PREPARED BY A.E.F. 3/26/02

SCALE OF DRAWING: 1" = 60'

BRIDGEMAN ROAD 6336

## ELECTION DISTRICT //

ELECTION DISTRICT //

COUNCILMANIC DISTRICT 4

1" = 200' SCALE MAP # N, E, 12~K

ZONING RES

LOT SIZE 0.873  
ACREAGE  
32,690  
SQUARE FEET

**PUBLIC PRIVATE**

SEWER

**WATER**

CHESAPEAKE BAY  
CRITICAL AREA

100 YEAR FLOOD PLAIN

HISTORIC PROPERTY/  
BUILDING

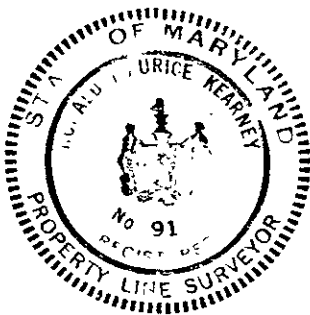
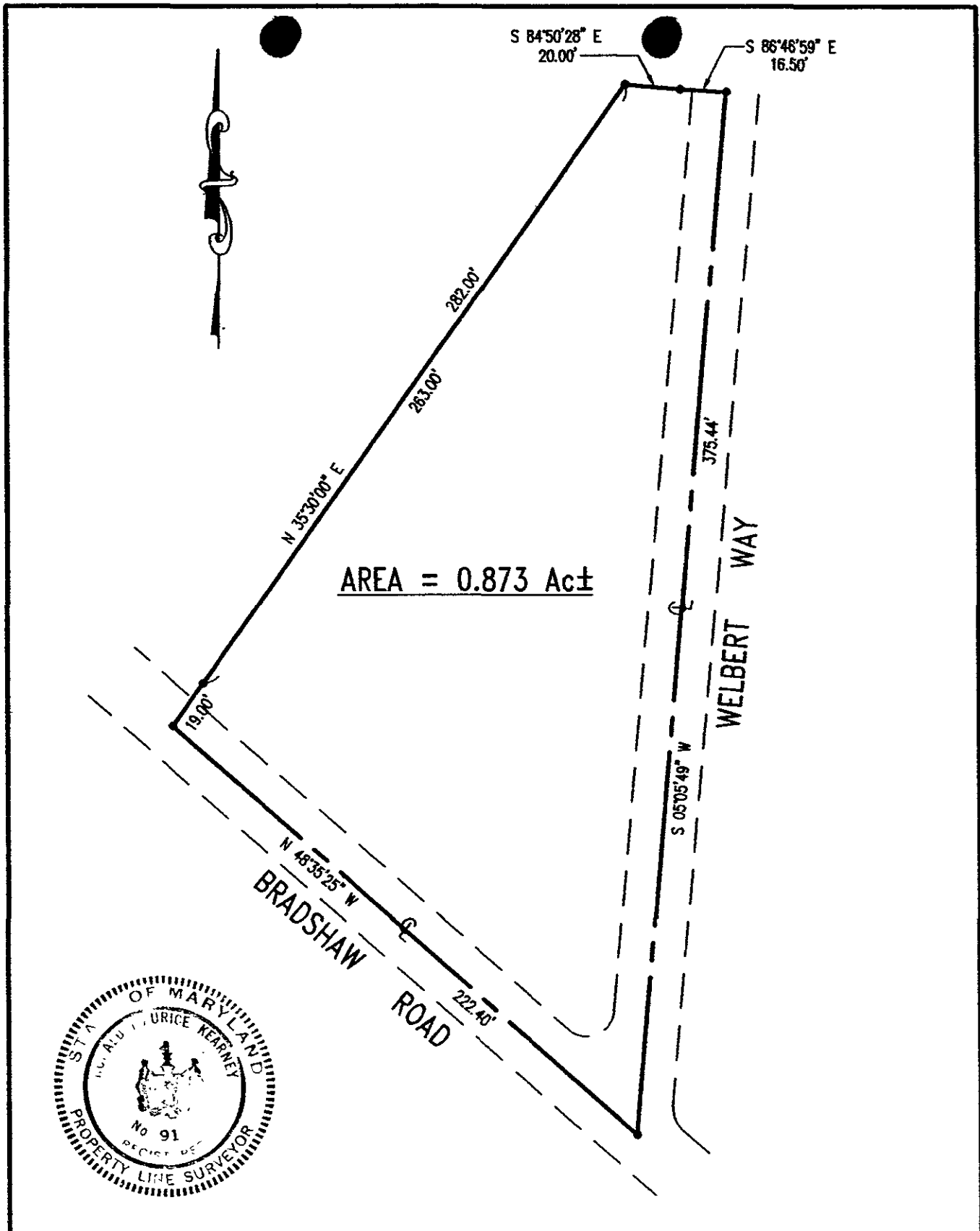
**PRIOR ZONING HEARING**

ZONING OFFICE USE ONLY  
REVIEWED BY ITEM # CASE #

CASE #

7-415

1



SCALE: 1" = 50'	DATE 12/97	ENGINEER/SURVEYOR K.L.S. CONSULTANTS, INC.	SURVEY OF THE LANDS OF LAWRENCE H. RAFFERTY, Jr.
DR. BY JMA	CHK'D BY RMK	102 NORTH MAIN STREET BEL AIR, MARYLAND 21014 (410) 838-1441	JOINT TENANTS
DWG. NO. 9781	PROJ. NO. 9781		8336 BRADSHAW ROAD BRADSHAW, MD. 21021

EXHIBIT, # 415

